

# Board of County Commissioners

## Division of Planning & Development

### Development Review

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## **Development Review Committee Meeting** **August 28, 2006**

### **Members Present-**

Brad Cornelius-Acting Chairperson/Planning Manager, Roberta Rogers-Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dave Davis-Attorney, Keith Hunter-Environmental Health, Barry Ginn-Barrineau Ginn & Associates, Incorporated, Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

*Mr. Springstead joined the Committee as County Engineer for the Villages projects.*

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from August 21, 2006. Mrs. Webb seconded the motion and the motion carried.

### **NEW BUSINESS:**

#### **VOS – St. Charles Place Phases II & III – Medium Development – Conceptual & Engineering Review**

Robert Palmer, Farner Barley and Associates, Inc., was present and requested conceptual and engineering approval to construct 1.84 miles of roadway. Mrs. Webb's comment consisted of delineating where Phases II and III are located on the plans. Mr. Palmer stated the entire project is Phase II. Mrs. Rogers, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, and Mr. Hunter had no comments. Engineering comments consisted of delineating the project area on the plans, demonstrating that the open channel proposed after SC2-46-88 and SC2-42-50 and D-BR-04 can accommodate the flow and velocity required, providing a cross section meeting the Sumter County/FDOT Superpave requirements, clarifying the golf cart path crossing pavement markings on Sheet S-6 of 6, providing temporary end of pavement reflectors if pavement ends on either end, providing a copy of all regulatory agency permits, and providing golf cart striping detail. Mr. Parrett's comments consisted of providing a typical roadway section and providing a speed limit sign.

Mrs. Rogers moved to approve the conceptual and engineering plans subject to all comments being addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

#### **Villages of Sumter DRI – Master Plan Approval Review**

Marty Dzuro, Grant and Dzuro, was present and requested to amend The Villages of Sumter DRI to include the properties shown on the Master Plan. Mrs. Webb, Mrs. Rogers, Mrs. Keenum,

Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to recommend approval to the Zoning and Adjustment Board to include the outlined properties within The Villages of Sumter DRI. Mrs. Rogers seconded the motion and the motion carried.

**TV – Wal-Mart Out Parcel #1 – Major Development – Preliminary & Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to construct a retail strip center consisting of 7 units within one building structure, associated parking, storm water inlets/pipes and utilities. Mrs. Webb's comments consisted of adding the Point of Commencement to the boundary sketch, correcting the property owner on Sheet 3 and site data #7, providing a loading/unloading area, and providing a joint access agreement if applicable. Mrs. Rogers, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments. Mrs. Keenum's comment addressed her concerns about traffic impact from this development on C-466 and US 301. Mr. Cornelius advised the applicant to be aware of the trips allocated within the traffic study for the Villages DRI and for the Wal-Mart site and to not exceed those allocated trips with the remaining out parcels to be developed at the Wal-Mart site.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

*Mr. Springstead excused himself from the meeting.*

*Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.*

**Lake Panasoffkee Chevron – Major Development – Preliminary & Engineering Review**

Frank Carter, W. F. C. Engineering, Inc., was present and requested preliminary and engineering approval to demolish the existing 1,372 square foot convenience store and canopy and replace it with a new 4,000 square foot convenience store/gas station with new gasoline pumps and canopy, parking area, retention pond, and landscaping. Mrs. Webb's comments consisted of providing the zoning and land use of the abutting properties, correcting the setback requirements for the sides and rear property boundaries, parking space size requirements, adding the property owner information to the plans, providing the Point of Commencement on the plans, listing the proposed number of employees on the plans, providing the flood zone information on the plans, listing the permitting agencies on the plans, and explaining the purpose of the dirt drive on the eastern property boundary. Mrs. Webb noted that the current site plan is short one parking space to meet the minimum requirement. Mr. Carter stated that he will revise the plans to meet the minimum size and number of required parking spaces by adding parking spaces as parallel parking along the edge of the property. Mrs. Webb also explained to Mr. Carter the road impact fee charges that will be assessed for this project. Mrs. Rogers explained to Mr. Carter there will also be a fire impact fee for this project and inquired as to whether Lake Panasoffkee Water Association will provide water to this facility. Mr. Carter stated he has done research, and Lake Panasoffkee Water Association does not provide service to this facility. Mrs. Keenum provided Mr. Carter with the correct physical address for this facility. Mrs. Howard and Mr. Lukert had no comments. Mr. Carter asked if the building plans could be submitted to Sumter County, in which Mr. Lukert replied they could after approval by the DRC. Mr. Davis' comment consisted of adding of being in Sumter County, Florida to the legal description. Mr. Hunter's comments were regarding daily flow calculations, sewage setback requirements, grease trap setback requirements, and he inquired if the convenience store would have a deli. Mr. Carter responded there will not be food

service/deli. Mr. Hunter suggested that Mr. Carter contact him to finalize the septic location and drainfield. Engineering comments consisted of providing a vicinity map at a scale not to exceed 1" equals ½ mile, providing all adjacent land use and zoning on the plans, parking space size requirements, total number of parking spaces required, showing existing contours on the grading and drainage plans, showing how the proposed contours tie to existing contours on the grading and drainage plans, labeling the contours within the pond, showing all building setback lines, providing calculations on how the pre- and post- development curve numbers were established, shaping factor calculation in the Modret modeling, clarifying the soil boring used in developing the Modret analysis, providing stage-area data for the pond, providing the calculations used for the retaining wall that circumscribes the pond, and showing the existing stop sign/stop bars on C-470. Mr. Parrett's comment consisted of providing 12" of stabilized subgrade.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

#### **Florida Crushed Stone – Major Development – Operating Permit Review**

Benny Collins-Florida Crushed Stone Plant Manager, Mark Stephens-Colinas Group, and Jon Keopke-Florida Crushed Stone Environmental Manager, were present and requested an Operating Permit for the mine expansion approved by Conditional Use C2006-0001. Mrs. Webb's comments consisted of listing the operator on the plans, listing the date of plan preparation on the cover sheet, Sheets 2 and 3 of the boundary survey need to be signed and sealed, listing the specific years for the mining phases, proposed hours of operation, listing Quarry B-1 on the cover sheet, and any comments from Tetra-Tech must be corrected and approved prior to submittal to the Board of County Commissioners. Mrs. Rogers inquired about the phasing, hours, and days of operation. Mr. Stephens and Mr. Collins concurred that the phasing will be 365 days, not calendar days, and the hours of operation will be consistent with the existing hours. Mrs. Rogers stated she is currently preparing the Operating Permit draft and will submit it to Mr. Stephens and Mr. Sims for approval. Mrs. Keenum's comment was regarding the hours of operation. Mr. Collins stated the hours of operation will be from 5:00 a.m. to 5:00 p.m., and could change depending on the market. Mr. Collins also stated, the facility is closed on holidays. Mr. Collins informed the Committee the operating procedures can be explained in the yearly operating report. Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Engineering comments consisted of labeling the potable well and potable water lines that provide service to the office, maintenance shop, and fabrication shop on the plans, and labeling the septic tank and drainfield that is associated with the office and maintenance shop on the plans. Mr. Cornelius inquired if the Operating Permit is for one (1) quarry. Mr. Stephens stated the Operating Permit is for Quarry B-1 only at this time.

Mrs. Webb moved to approve the Operating Permit subject to all comments including Tetra-Tech, being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for September 11, 2006.

Mrs. Webb moved to adjourn. Mrs. Rogers seconded the motion and the motion carried.

Meeting adjourned at 3:00 p.m.